



August 21, 2007

City of Las Vegas
Planning and Development Department
731 South Forth Street
Las Vegas, Nevada 89101

RE: Plaza Las Americas – Justification Letter
Project No. 2006110

Dear Planning Staff,

We are requesting a Waiver of Condition from SDR 13880 for the Plaza Las Americas project located at 530/540 N. Eastern Avenue in the City of Las Vegas, Nevada. The project site (APN #139-36-110-040) is 1.99 acres in size. The parcel is currently zoned C-1 and is within the Downtown Las Vegas Redevelopment Area.

Waiver of Condition #2 requires a 6' high solid block wall around the perimeter of the property, with exception of at the southern property line, the western most 50' may be 4' with 2' of wrought iron fencing on top. We are requesting that the requirement for a block wall along the south property line be revised as follows:

Eastern most portion: 100 lineal feet of 3 foot high decorative wrought iron fencing
1st Center portion: 381 lineal feet of 6 foot high decorative wrought iron fencing
2nd Center portion: 89 feet of 6 foot high decorative concrete masonry wall (previously approved on SDR 13880)
Western most portion: 6 lineal feet of 6 foot high decorative wrought iron fencing

Due to the poor soils on this site, the footing for the required block wall must be substantially oversized. The landscape buffer in this area will be greatly impacted by the large concrete footing beneath. The installation of wrought iron fence in this planter area will allow the plant material to be easily maintained. In addition, the fencing will open up the view from Eastern Avenue to the easternmost building, allowing better street recognition of the businesses located there.

Sincerely,



John Lopeman, AIA

ROC-24786

11-07-07 CC